

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Thursday – July 21, 2022

AGENDA

- A. ROLL CALL
- B. APPROVAL OF MINUTES FROM THE JUNE 16, 2022, CHICAGO PLAN COMMISSION HEARING
- C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5216 and 5223 West Ferdinand Avenue to By the Hand Club (22-033-21; 37th Ward).

NEGOTIATED SALE

2. A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 4207 South Princeton Avenue to Stephanie Muratalla (22-028-21; 3rd Ward).

ANLAP

3. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 6108 South Bell Street to Luis Miguel Rios Cruz and Lidia Adelita Medrano Gonzalez (22-026-21; 16th Ward).
4. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 5952 South Loomis Boulevard to Emma Hudson (22-026-21; 16th Ward).
5. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 2747 West Jackson Boulevard to Martin Nunez (22-026-21; 27th Ward).
6. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 2445 East 74th Street to Michael Lofton II (22-026-21; 7th Ward).
7. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 5426 West Potomac Avenue to Patricia and Melvin Dodd (22-026-21; 37th Ward).
8. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 1736 North Ridgeway Avenue to Ana and Disifredo Del Valle (22-026-21; 26th Ward).

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE

1. A proposed amendment to Residential-Business Planned Development 735, submitted by Alderman Reilly, for the property generally located at 1 West Huron Street. The Applicant proposes to amend Residential-Business Planned Development 735 to remove “Lodging” or “Hotel/Motel” as a permitted use in Sub-Area B. No changes are proposed to the existing approved improvements in the Planned Development. The Applicant will also include a correction in the boundary description of PD #735 to describe the Planned Development boundary more accurately, the exhibit associated with this corrected description remains unchanged. (A-8775, 42nd Ward)
2. A proposed Residential Planned Development and a Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by KGiles LLC, Inc., for the property generally located at 640 West Irving Park Road and 4030 North Marine Drive. The property is currently zoned RT-4 and is within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to change the zoning designation from RT-4 to RM-6 and then to a Residential Planned Development. The applicant proposes the rehabilitation of the existing buildings in accordance with applicable landmark requirements and the construction of a new 23-story senior living residential building. (20753, LF#770, 46th Ward)
3. A proposed map amendment in the Stevenson Industrial Corridor, submitted by 22nd Ward Alderman Michael Rodriguez, for the property generally located at 4401-4431 South Knox Avenue. The applicant is proposing to rezone the property from M1-1 (Limited Manufacturing/Business Park District) to RS-2, Residential, Single-Unit (Detached House) District. (A-8750, 22nd Ward)
4. A proposed Planned Development, submitted by Thrive Englewood, LLC for City-owned property located at 914 West 63rd Street seeks a change in zoning from C1-3, Commercial Shopping District to establish a Residential-Business Planned Development. The subject property is currently vacant and unimproved. The Applicant proposes to develop the property with a two-phased development including a 6-story mixed-use building (Phase I building) with 61-residential units, retail space, accessory vehicular parking spaces and a 5-story (Phase II building) 47-unit residential building. The proposed FAR is 1.3 (20994, 16th Ward)
5. A proposed Industrial Corridor Map Amendment application, submitted by Maria Medina, for the property generally located at 10759 S. Burley Avenue and located within the Calumet Industrial Corridor. The applicant is proposing to rezone the site from M1-2 (Limited Manufacturing/Business Park District) to a C1-2 (Neighborhood Commercial District) to facilitate the reuse of an existing commercial building as a banquet hall/meeting hall with a 120-person occupancy. (21014T1; 10th Ward)
6. A proposed amendment to Institutional-Business Planned Development 1189, submitted by The Salvation Army, for the property generally located at 2258-2276 N. Clybourn Avenue. The applicant proposes to rezone the property located at 2274-2276 N. Clybourn Ave. from M1-2 to C2-1, then to Institutional-Business Planned Development 1189, as amended, to amend and expand the existing PD boundary and allow for a new accessory parking lot. (20814; 2nd Ward)

E. CHAIRMAN’S REPORT / INFORMATIONAL PRESENTATIONS

1. NONE

F. ADJOURN